



INDEPENDENCE
COMMERCIAL REAL ESTATE

Bell County
Justice Complex

121
TEXAS

COMMERCIAL PAD SITES FOR SALE

KB Homes
170 SF Lots

Sky View
196 SF Lots

STORE HOUSE
STORAGE

121
TEXAS

SKYVIEW RETAIL

190

INTERSTATE
14



SWC of I-14 & TX LOOP 121 | BELTON, TEXAS



INDEPENDENCE
COMMERCIAL REAL ESTATE

CONTACT:

Preston Wolfe
CCIM Vice President
preston@ind-re.com
512.636.7821

Erik W. Ray
CCIM Founder
erik@ind-re.com
254.239.9299



SIZE

- » ½ Acre Pad Sites up to 6.31 Acres Available.

HIGHLIGHTS

- » Great access and visibility.
- » High growth area.
- » ±1,200 feet of I-14 frontage.
- » ±1,750 feet of Loop 121 frontage.
- » **Zoning:** Commercial (C1/C2); Multi-Family.
- » Direct access to Loop 121.
- » Access to I-14 via reciprocal driveways.
- » Construction Ready Retail / Commercial Pad Sites to the Skyview Addition. Three driveways from Loop 121
- » Key location primed for continued growth.
- » **Rates:** Call for Details.

TRAFFIC COUNTS

I-14: 83,464 VPD ('24)
Loop 121: 8,374 VPD ('24)



TOTAL POPULATION

1 MILE	3,556
3 MILE	24,643
5 MILE	40,067



DAYTIME POPULATION

1 MILE	4,521
3 MILE	28,661
5 MILE	41,596



TOTAL HOUSEHOLDS

1 MILE	1,509
3 MILE	8,735
5 MILE	14,477



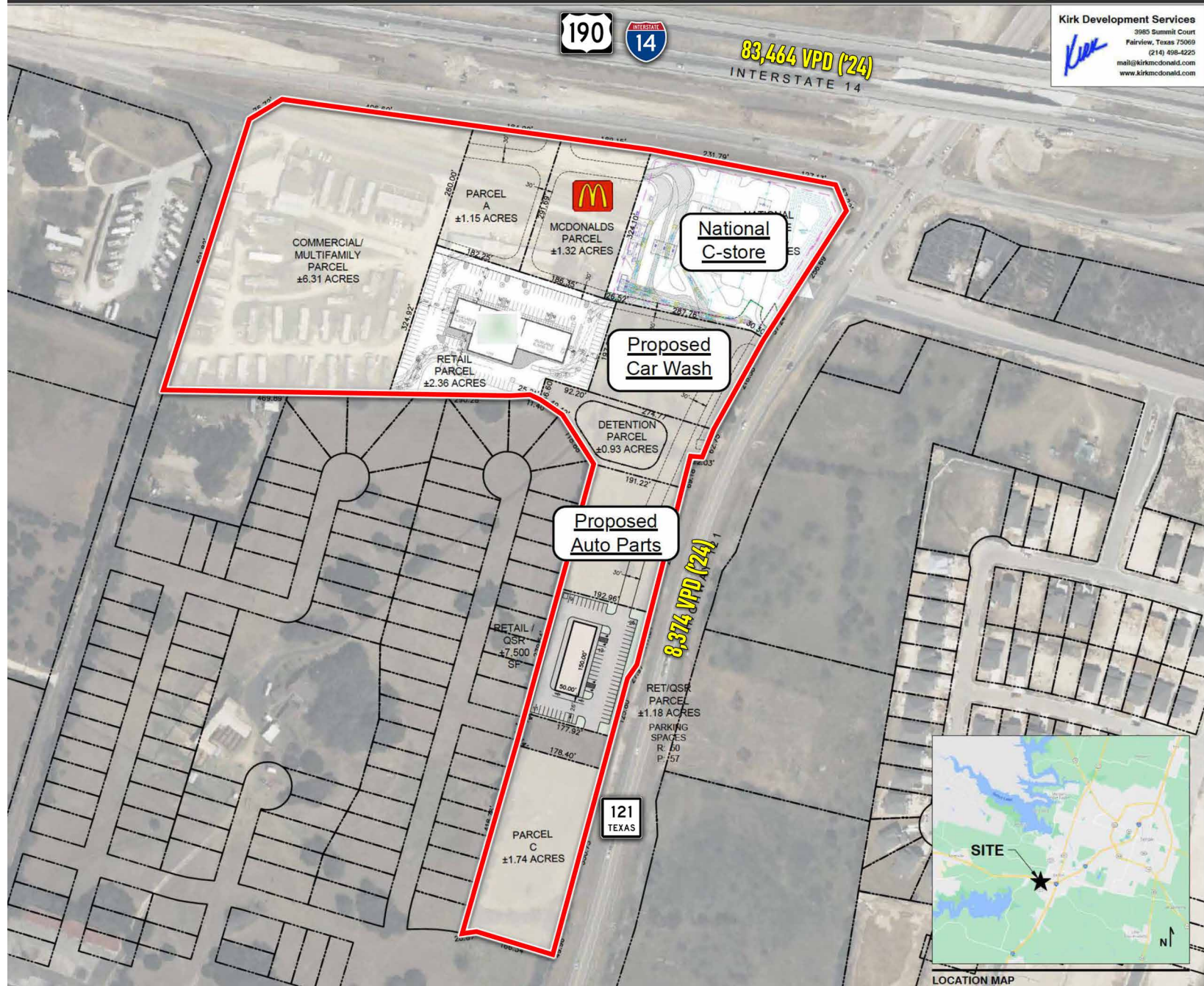
AVERAGE HH INCOME

1 MILE	\$95,730
3 MILE	\$90,002
5 MILE	\$118,790

SKYVIEW RETAIL | PROPERTY OVERVIEW



INDEPENDENCE
 COMMERCIAL REAL ESTATE



INDEPENDENCE
COMMERCIAL REAL ESTATE



SKYVIEW RETAIL | MARKET AERIAL



INDEPENDENCE
COMMERCIAL REAL ESTATE



SKYVIEW RETAIL | SITE PHOTOS



INDEPENDENCE
COMMERCIAL REAL ESTATE

KB Homes
170 SF Lots

STORE HOUSE
STORAGE

Sky View
196 SF Lots

121
TEXAS



SKYVIEW RETAIL

SWC of I-14 & TX LOOP 121 | BELTON, TEXAS

CONTACT:

Preston Wolfe
CCIM Vice President
preston@ind-re.com
512.636.7821

Erik Ray
CCIM Founder
erik@ind-re.com
254.239.9299



INDEPENDENCE
COMMERCIAL REAL ESTATE

ind-re.com